

044.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

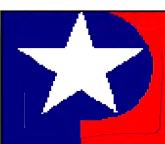
ARLINGTON

Total Card / Total Parcel

APPRAISED: 1,051,600 / 1,051,600

USE VALUE: 1,051,600 / 1,051,600

ASSESSED: 1,051,600 / 1,051,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
151 -153		PALMER ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROSA MARIA C	
Owner 2:	
Owner 3:	

Street 1: 151 PALMER STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: ROSA MARIA C -	
Owner 2: DRAGO GRACE M -	
Street 1: 151 PALMER STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Aluminum Exterior and 3114 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5008		Sq. Ft.	Site		0	80.	1.14	1									456,193						456,200	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5008.000	589,700	5,700	456,200	1,051,600		31566
							GIS Ref
							GIS Ref
							Insp Date
							04/17/18

## USER DEFINED

Prior Id # 1:	31566
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:35:49
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	589,700	5700	5,008.	456,200	1,051,600		Year end	12/23/2021
2021	104	FV	562,000	5700	5,008.	456,200	1,023,900		Year End Roll	12/10/2020
2020	104	FV	562,100	5700	5,008.	456,200	1,024,000	1,024,000	Year End Roll	12/18/2019
2019	104	FV	413,900	5700	5,008.	484,700	904,300	904,300	Year End Roll	1/3/2019
2018	104	FV	413,900	5700	5,008.	353,500	773,100	773,100	Year End Roll	12/20/2017
2017	104	FV	387,200	5700	5,008.	307,900	700,800	700,800	Year End Roll	1/3/2017
2016	104	FV	387,200	5700	5,008.	262,300	655,200	655,200	Year End	1/4/2016
2015	104	FV	343,300	5700	5,008.	256,600	605,600	605,600	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSA MARIA C,	68233-24		10/19/2016	Convenience		1	No	No	Grace M Drago dod 2/28/2021
ROSA MARIA/DRAG	33125-600		6/21/2001	Family		1	No	No	
	14861-315		1/1/1983		92,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/17/2018		MEAS&NOTICE								BS		Barbara S
5/7/2009		Measured								189		PATRIOT
3/2/2000		Measured								264		PATRIOT
11/1/1981										MS		

## ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA			
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good			UAT HAS SKYLIGHTS.									
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2	- Conc. Block			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 3	- Aluminum			A HBth:	Rating:												
Sec Wall: 8	- Brick Veneer 10%			OthrFix:	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units 2									
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			Level FY LR DR D K FR RR BR FB HB L O									
Color: GREEN				A Kits:	Rating:			Other									
View / Desir:				Fpl:	Rating:			Upper									
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Lvl 2									
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 1									
Year Blt: 1924	Eff Yr Blt:			Location:				Lower									
Alt LUC:	Alt %:			Total Units:				Totals				RMs: 10	BRs: 4	Baths: 2	HB		
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wal 2	- Plaster			Functional:	%			Interior:	2			5	2				
Sec Int Wall:	%			Economic:	%			Additions:									
Partition: T	- Typical			Special:	%			Kitchen:									
Prim Floors: 3	- Hardwood			Override:	%			Baths:									
Sec Floors:	%			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:									
Subfloor:				Basic \$ / SQ: 180.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.02234042				General:	Totals			2	10	4			
Electric: 3	- Typical			Const Adj.: 0.98294199													
Insulation: 2	- Typical			Adj \$ / SQ: 180.882													
Int vs Ext: S				Other Features: 111500													
Heat Fuel: 2	- Gas			Grade Factor: 1.00													
Heat Type: 5	- Steam			NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 724422													
% Com Wal	% Sprinkled			Depreciation: 134742				Juris. Factor:	Before Depr: 180.88								
				Depreciated Total: 589679				Special Features: 0	Val/Su Net: 135.19								
								Final Total: 589700	Val/Su SzAd: 209.11								
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:				
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 044.0-0006-0008.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	104			5,100		5,100
19	Patio	D	Y	1	12X18	A	AV	1980	3.99	T	31.2	104			600		600
More: N				Total Yard Items:				5,700	Total Special Features:				Total:				5,700